

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - SE/Corner Orens Road and Glider Drive (1000 Orens Road) 15th Election District 6th Councilmanic District Middle River Square Club, Inc. Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 92-183-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to approve the use of the subject property, zoned D.R. 5.5, as a Class B Group Child Care Center and a finding that existing and proposed improvements are planned in such a manner that compliance with the bulk standards of Section 424.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be maintained and that such improvements are compatible with the character and general welfare of the surrounding residences, or, in the alternative, pursuant to Zoning Commissioner's Policy 1801.1.B.1.b, that Residential Transition Area requirements are not applicable as no external changes or additions are being proposed. Petitioner also requests variances as follows: from Section 424.7A of the B.C.Z.R. to permit a lot area of .53 acres, more or less, in lieu of the minimum required 1.0 acres for a Principal Use Class B Group Child Care Center; from Section 424.7B of the B.C.Z.R. to permit a side yard setback of 25 feet and a rear yard setback of 42.5 feet, both in lieu of the required 50 feet, and a vegetative buffer of 0 feet in lieu of the required 20 feet in the rear yard and one side yard; from Section 424.7C of the B.C.Z.R. to permit parking, drop off and delivery areas to be located within the buffer area; and from Sections 409.8.A.2 and 6 of the B.C.Z.R. to permit continued use of the existing unstriped grass and gravel lot, all as more particularly described on Petitioner's Exhibit 3.

The Petitioner, by Paul J. and Judith F. Dandro, Contract Purchasers/lessors, appeared, testified, and was represented by Julius W. Lichter, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 1000 Orens Road, consists of a net area of 0.53 acres more or less zoned D.R. 5.5 and is improved with a 1,417 sq.ft. brick building currently used as an assembly hall by the Middle River Square Club, Inc. Petitioner is desirous of expanding the current use to a Class B Child Care Center for no more than forty (40) children as described on Petitioner's Exhibit 3. The proffered testimony indicated that the use proposed complies with all State licensing requirements and meets the special exception requirements of Section 502.1 of the B.C.Z.R. Testimony indicated that the requested variances are necessary due to the size of the lot and location of existing improvements thereon and that no exterior improvements are planned. Testimony further indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

The B.C.Z.R. require a finding that the proposed project complies to the extent possible with RTA use requirements and that it is otherwise compatible with the character and general welfare of the surrounding residential uses. In the opinion of this Deputy Zoning Commissioner, the testimony and evidence presented indicate that the use proposed will comply with RTA requirements to the extent possible and that the use of the subject property as a Class B Group Child Care Center is compatible with the character and nature of the surrounding residential uses.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. zone by special exception. It is equally clear that the proposed use

would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 412 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 210 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of December, 1991 that the Petition for Special Exception to approve the use of the subject property, zoned D.R. 5.5, as a Class B Group Child Care Center, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that existing and proposed improvements will be in compliance with the bulk standards of Section 424.7 of the B.C.Z.R. and are compatible with the character and general welfare of the surrounding residences, and as such, the Petition for Variances from Section 424.7A of the B.C.Z.R. to permit a lot area of .53 acres, more or less, in lieu of the minimum required 1.0 acres for a Principal Use Class

IT IS FURTHER ORDERED that the Petition for Variances from Section 424.7A of the B.C.Z.R. to permit a lot area of .53 acres, more or less, in lieu of the minimum required 1.0 acres for a Principal Use Class

B Group Child Care Center; from Section 424.7B of the B.C.Z.R. to permit a side yard setback of 25 feet and a rear yard setback of 42.5 feet, both in lieu of the required 50 feet, and a vegetative buffer of 0 feet in lieu of the required 20 feet in the rear yard and one side yard; from Section 424.7C of the B.C.Z.R. to permit parking, drop off and delivery areas to be located within the buffer area; and from Sections 409.8.A.2 and 6 of the B.C.Z.R. to permit continued use of the existing unstriped grass and gravel lot, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner may apply for any permits and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired, the Petitioners would be required to return, and be responsible for returning, said property to its original condition and the relief granted herein shall be rescinded.

2) Compliance with all Zoning Plans Advisory Committee comments submitted, including, but not limited to, the comments submitted by the Office of Planning dated November 15, 1991.

3) Prior to the issuance of any permits, Petitioner shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for final review and inclusion in the case file.

4) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 5, 1991

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
SE/Corner Orens Road and Glider Drive
(1000 Orens Road)
15th Election District - 6th Councilmanic District
Middle River Square Club, Inc. - Petitioner
Case No. 92-183-A

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for SEE ATTACHMENT A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessor:

Paul J. Dandro
(Type or Print Name)

Paul J. Dandro
Signature

9221 Hockmeyer DR.
Address

Baltimore, MD 21234
City and State

Attorney for Petitioner:

Julius W. Lichter
(Type or Print Name)

Julius W. Lichter
Signature

305 W. Chesapeake Ave., Ste. 113
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: (301) 321-0600

Legal Owner(s):

Middle River Square Club, Inc.
(Type or Print Name)

Middle River Square Club, Inc.
Signature Sec/Treas.

(Type or Print Name)

Signature

305 W. Chesapeake Ave.
Address

Towson, MD 21204 (301) 321-0600
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Julius W. Lichter, Esquire
305 W. Chesapeake Ave., Ste. 113
Towson, MD 21204 321-0600

Address Phone No.

ORDER RECEIVED FOR FILING

Date 12/5/91
By [Signature]

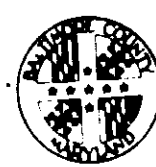


OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. (4HR.)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: [Signature] DATE 12/11/91

ATTACHMENT "A" 92-183-XA

PETITION FOR ZONING SPECIAL EXCEPTION (CON'T):

Principal Use Class B Group Child Care Center in a D.R. Zone and a finding that existing and proposed improvements are planned such that compliance with the bulk standards of BCZR Section 424.7, as variances, will be maintained and that such improvements are compatible with the character and general welfare of the surrounding residences, or that pursuant to Zoning Commissioner's Zoning Policy 1801.1.B.1.b residential transition requirements are not applicable as no external changes or additions are being proposed.



Petition for Variance

92-183-XA

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1. SEE ATTACHMENT 1.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)

1. Irregular shape of lot.
2. Configuration of existing improvements.
3. Such other reasons as will be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s):
Middle River Square Club, Inc.
(Type or Print Name)
Signature: William C. Bowers
(Type or Print Name)
Address: 305 W. Chesapeake Ave.
TOWSON, MD 21204 (301) 321-0600
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter, Esquire
305 W. Chesapeake Ave., Ste. 113
TOWSON, Maryland 21204
City and State
Attorney's Telephone No.: (301) 321-0600

ORDER RECEIVED FOR FILING

Date: 11/2/91
By: [Signature]

CERTIFICATE OF PUBLICATION

Office of
THE AVENUE NEWS

442 Eastern Bv. November 7, 1991
Balt. MD 21222

THIS IS TO CERTIFY, that the annexed advertisement of

Dandro in the matter of Zoning Hearing of 1000 Orens Rd. Case # 92-183-XA, P.O. #0116176 Reg #949793, 98 lines @.60 or \$58.80

was inserted in **The Avenue News** a weekly newspaper published in Baltimore County, Maryland once a week for 1 successive week(s) before the 8 day of November 1991; that is to say, the same was inserted in the issues of November 7, 1991.

The Avenue Inc.
per publisher

By: [Signature]

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein on Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-183-XA
SE/S of Orens Road and Glider Drive
15th Election District - 6th Councilmanic

Legal Owner: Middle River Square Club, Inc.
Contract Purchaser(s): Paul J. Dandro
(A CHILD'S PONDING, INC.)

HEARING: MONDAY, NOVEMBER 25, 1991 at 10:00 A.M.

Special Exception for a principal use Class B group child care center and a finding that existing and proposed improvements are compatible with the surrounding residences, or that proposed improvements are not applicable as no external changes or additions are being proposed.

Variance to permit a lot area of .53 (+/-) acre for a principal use Class B group child care center in lieu of the 1 acre required. To permit parking, drop-off and delivery areas to be located within the buffer as variances herein, and to permit continued use of the existing unstriped grass and gravel lot.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124100

DATE: 11/2/91 ACCOUNT: [Signature]

AMOUNT: \$ 176.81

RECEIVED FROM: [Signature]

FOR: 92-183

FOR: [Signature]

VALIDATION OR SIGNATURE OF CARRIER

DATE: 11/2/91

TIME: 10:00

BY: [Signature]

FOR: [Signature]

ATTACHMENT "1"

PETITION FOR ZONING VARIANCE (CON'T): 92-183-XA

424.7A to permit a Lot area of .53+ acre for a Principal Use Class B Group Child Care Center in lieu of the 1.0 acre required; and

from BCZR Section 424.7B to permit a side yard setback of 25 feet and a rear yard setback of 42.5 feet, each in lieu of the 50 feet required, and a 0 foot vegetative buffer in lieu of the 20 foot buffer required in the rear and one side yard, as more particularly shown on the Plat accompanying this Petition; and

from BCZR Section 424.7C to permit parking, drop off and delivery areas to be located within the buffer as variances herein; and

from BCZR Section 409.8.A.2 and .6 to permit continued use of the existing unstriped grass and gravel lot.

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 JEFFERSON BUILDING
100 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL 823-3935
FAX 823-5219

92-183-XA

DESCRIPTION FOR A SPECIAL EXCEPTION TO ZONING

1000 ORENS ROAD, 15TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northwest side of Orens Road, 30 feet wide, at the beginning of the fillet curve connecting the northwest side of Orens Road with the east side of Glider Drive, 50 feet wide, and running thence and binding on said fillet curve by a curve to the right with a radius of 65.0 feet the distance of 131.03 feet (the chord of the arc bears North 48 Degrees 47 Minutes West 109.94 feet) to the east side of Glider Drive herein referred to and running thence and binding on the east side of Glider Drive North 8 Degrees 58 Minutes East 00 Seconds East 49.0 feet thence leaving the east side of Glider Drive and running North 61 Degrees 55 Minutes 00 Seconds East 126.7 feet and South 27 Degrees 20 Minutes 00 Seconds East 165.9 feet to the northwest side of Orens Road herein referred to and running thence and binding on the northwest side of Orens Road South 73 Degrees 28 Minutes 00 Seconds West 117.4 feet.

Containing 0.53 acres of land, more or less.

9/24/91



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • LEASABILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

DATE: 11/2/91

Paul J. Dandro
2221 Harfordview Drive
Baltimore, Maryland 21204

RE:
Case Number: 92-183-XA
SE/S of Orens Road and Glider Drive
15th Election District - 6th Councilmanic
Legal Owner: Middle River Square Club, Inc.
Contract Purchaser(s): Paul J. Dandro (A CHILD'S PONDING, INC.)
HEARING: MONDAY, NOVEMBER 25, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 176.81 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN AND POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE OTHER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check with return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]
Lawrence E. Schmidt
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
Julius W. Lichter, Esq.

111 West Chesapeake Avenue
Towson, MD 21204

OCTOBER 20, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-183-XA
SE/S of Orens Road and Glider Drive
15th Election District - 6th Councilmanic
Legal Owner: Middle River Square Club, Inc.
Contract Purchaser(s): Paul J. Dandro (A CHILD'S PONDING, INC.)
HEARING: MONDAY, NOVEMBER 25, 1991 at 10:00 a.m.

Special Exception for a principal use Class B group child care center and a finding that existing and proposed improvements are planned such that compliance with the bulk standards of R.C.Z.R., as variances, will be maintained and that such improvements are compatible with the character and general welfare of the surrounding residences, or that pursuant to Zoning Commissioner's Zoning Policy residential transition requirements are not applicable as no external changes or additions are being proposed.

Variance to permit a lot area of .53 (+/-) acre for a principal use Class B group child care center in lieu of the 1 acre required; to permit a side yard setback of 25 feet and a rear yard setback of 42.5 feet, each in lieu of the 50 feet required, and a 0 foot vegetative buffer in lieu of the 20 foot buffer required in the rear and one side yard, as more particularly shown on the plat; to permit parking, drop-off and delivery areas to be located within the buffer as variances herein; and to permit continued use of the existing unstriped grass and gravel lot.

[Signature]
Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Middle River Square Club, Inc.
Paul J. Dandro
Julius W. Lichter, Esq.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15 Date of Posting: 11/2/91
Posted for: [Signature]
Petitioner: [Signature]
Location of property: [Signature]
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: [Signature]
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov. 7, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 7, 1991.

THE JEFFERSONIAN.

[Signature]
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-183-XA
SE/S of Orens Road and Glider Drive
15th Election District - 6th Councilmanic
Legal Owner: Middle River Square Club, Inc.

Contract Purchaser(s): Paul J. Dandro (A CHILD'S PONDING, INC.)

HEARING: MONDAY, NOVEMBER 25, 1991 at 10:00 a.m.

Special Exception for a principal use Class B group child care center and a finding that existing and proposed improvements are planned such that compliance with the bulk standards of R.C.Z.R., as variances, will be maintained and that such improvements are compatible with the character and general welfare of the surrounding residences, or that pursuant to Zoning Commissioner's Zoning Policy residential transition requirements are not applicable as no external changes or additions are being proposed.

Variance to permit a lot area of .53 (+/-) acre for a principal use Class B group child care center in lieu of the 1 acre required; to permit a side yard setback of 25 feet and a rear yard setback of 42.5 feet, each in lieu of the 50 feet required, and a 0 foot vegetative buffer in lieu of the 20 foot buffer required in the rear and one side yard, as more particularly shown on the plat; to permit parking, drop-off and delivery areas to be located within the buffer as variances herein; and to permit continued use of the existing unstriped grass and gravel lot.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

11044 November 7

111 West Chesapeake Avenue
Towson, MD 21204

November 12, 1991

Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No. 190, Case No. 92-183-XA
Petitioner: Paul J. Dandro, et al
Petition for Special Exception and Zoning Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Paul J. Dandro
9221 Harfordview Drive
Baltimore, MD 21234

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

SS 1484

Your petition has been received and accepted for filing this
16th day of October, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Middle River Square Club
Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

November 4, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Item #190, Zoning Advisory Committee Meeting of
October 29, 1991, Middle River Square Club, Inc., SE intersection
of Orens Road and Glider Drive (#1000 Orens Road), D-15, Public
Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval for a nursery school or day care, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Maryland State Office of Child Care Licensing and Certification.

SSF:rmp

190ZNG/GWRMP

ZONING OFFICE

Baltimore County Government
Fire Department



700 East Lippa Road, Suite 901
Towson, MD 21204-5500

(410) 388-7500

OCTOBER 30, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PAUL J. DANDRO
Location: #1000 CREMS ROAD

Item No.: 190 Zoning Agenda: OCTOBER 29, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *James E. Dyer* Noted and Approved: *James E. Dyer*
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 29, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for October 29, 1991

The Developers Engineering Division has reviewed the subject zoning item and we have no comments for Items 172, 190, 192, 193, 194, 195, 196, 197, 198, 199, 200 and 202.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 15, 1991
Zoning Administration and
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Middle River Square Club, Item 190

Based upon a review of the information provided and a site inspection of the property, staff supports the applicant's request conditioned upon the following:

Reduction #1
-The proposed sign detail reveals a concept that is out of scale and character with the community. Therefore, staff recommends a 4 x 2 monument (ground) sign be erected in lieu of the one proposed by the applicant.

Reduction #2
-Due to site constraints, the existing homes along Glider Drive cannot be adequately screened. To mitigate the impact of a "0" ft. buffer area, the applicant should agree to provide off-site landscaping along the north property line. Any such plan should be submitted to the Baltimore County landscape planner for approval by the deputy director of the Office of Planning and Zoning. A copy of the approved plan shall be forwarded to the zoning office to be maintained in the official file.

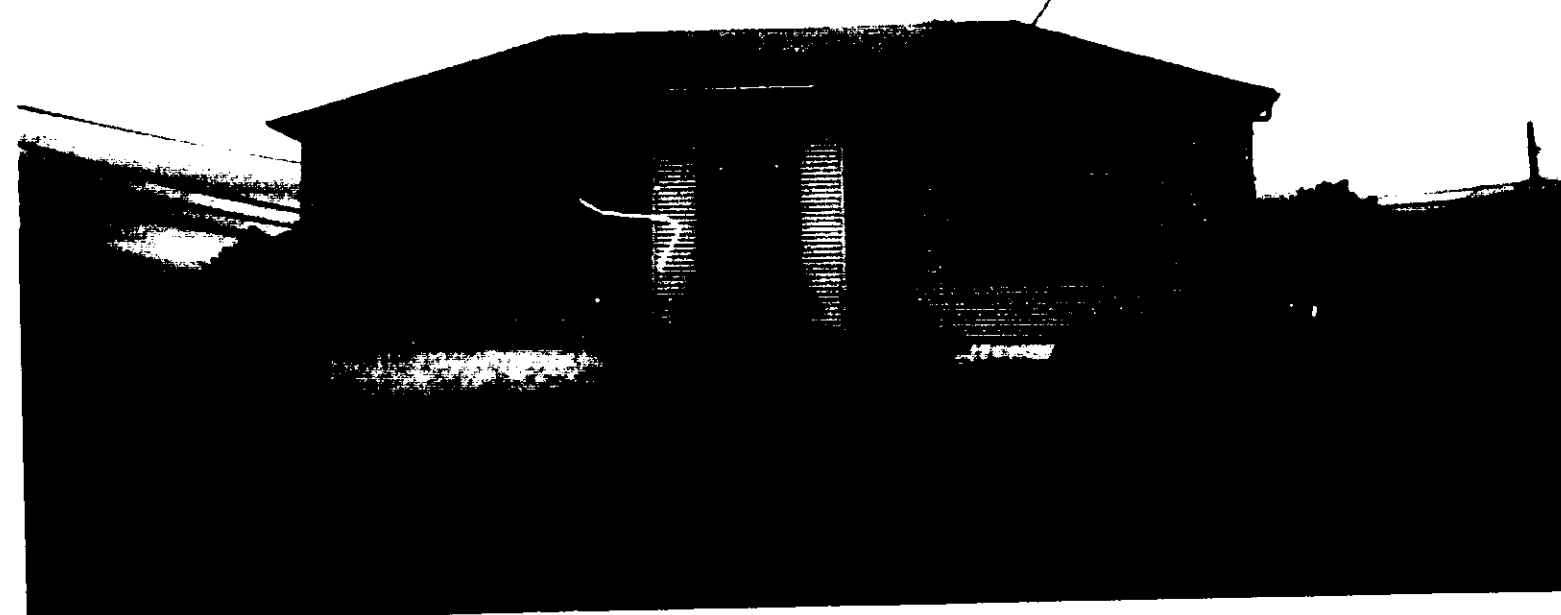
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn
ITEM190/TXTROZ

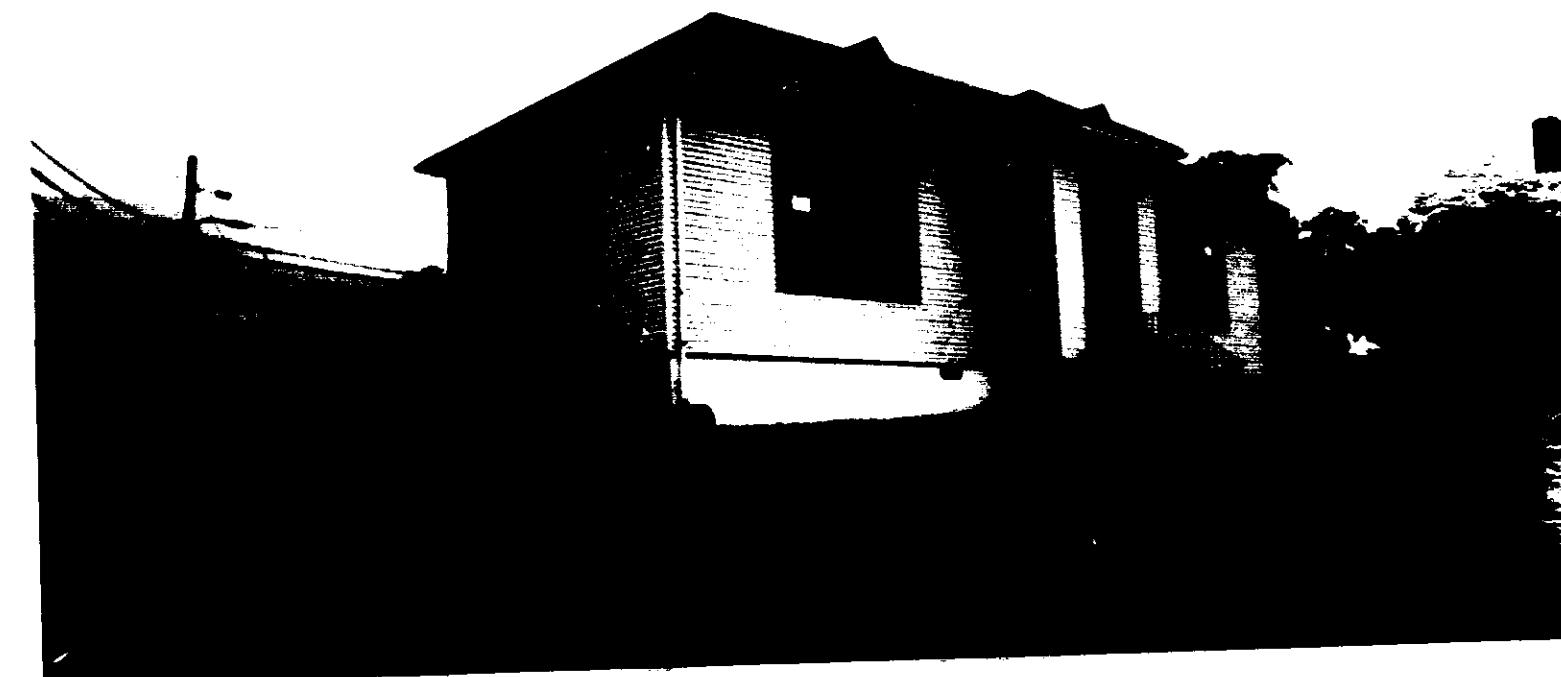
Reduction #3

Rec'd 11/18/91
js

A



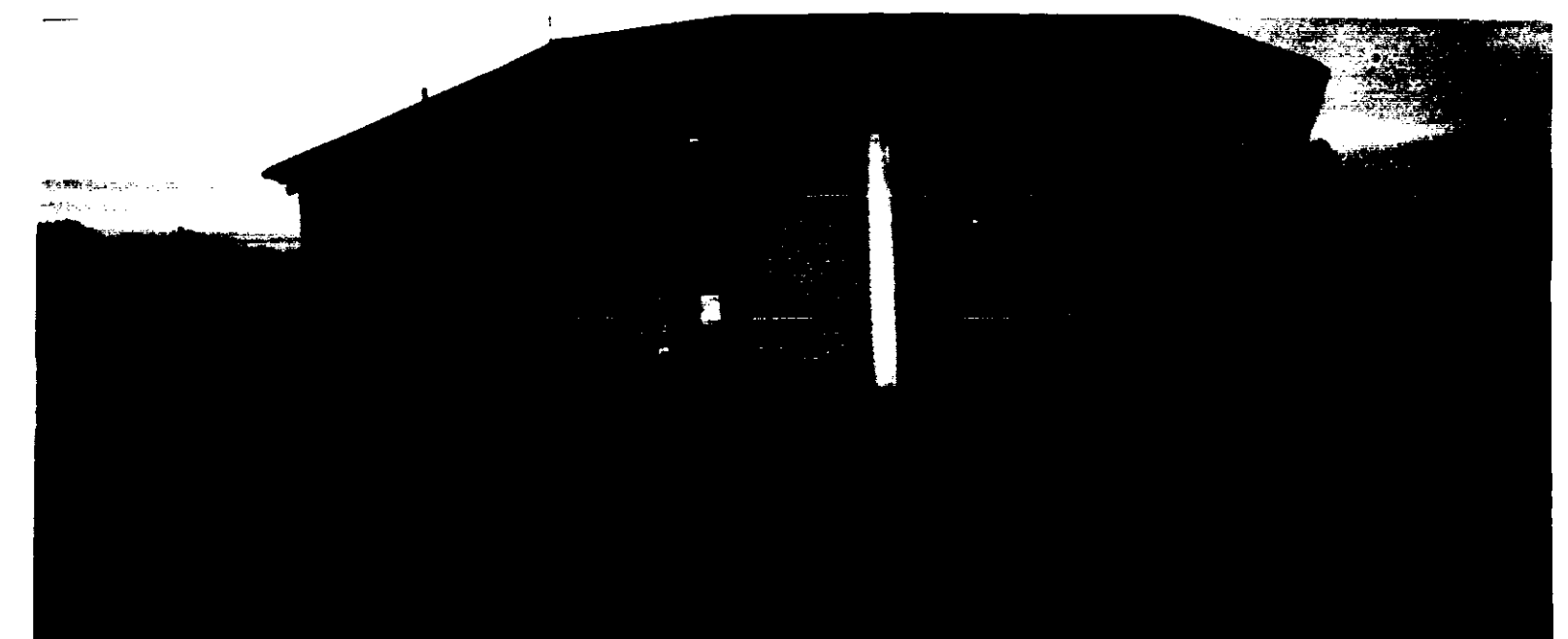
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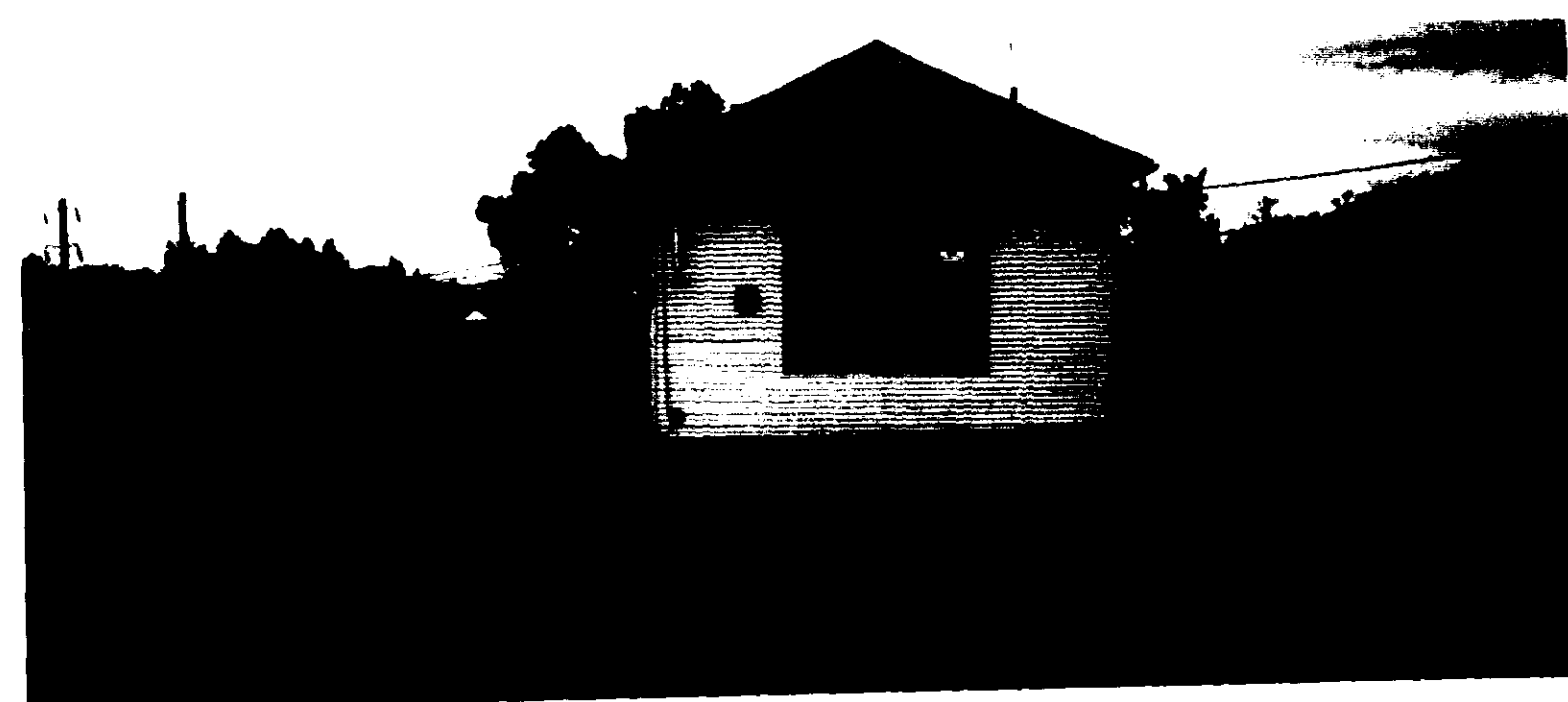


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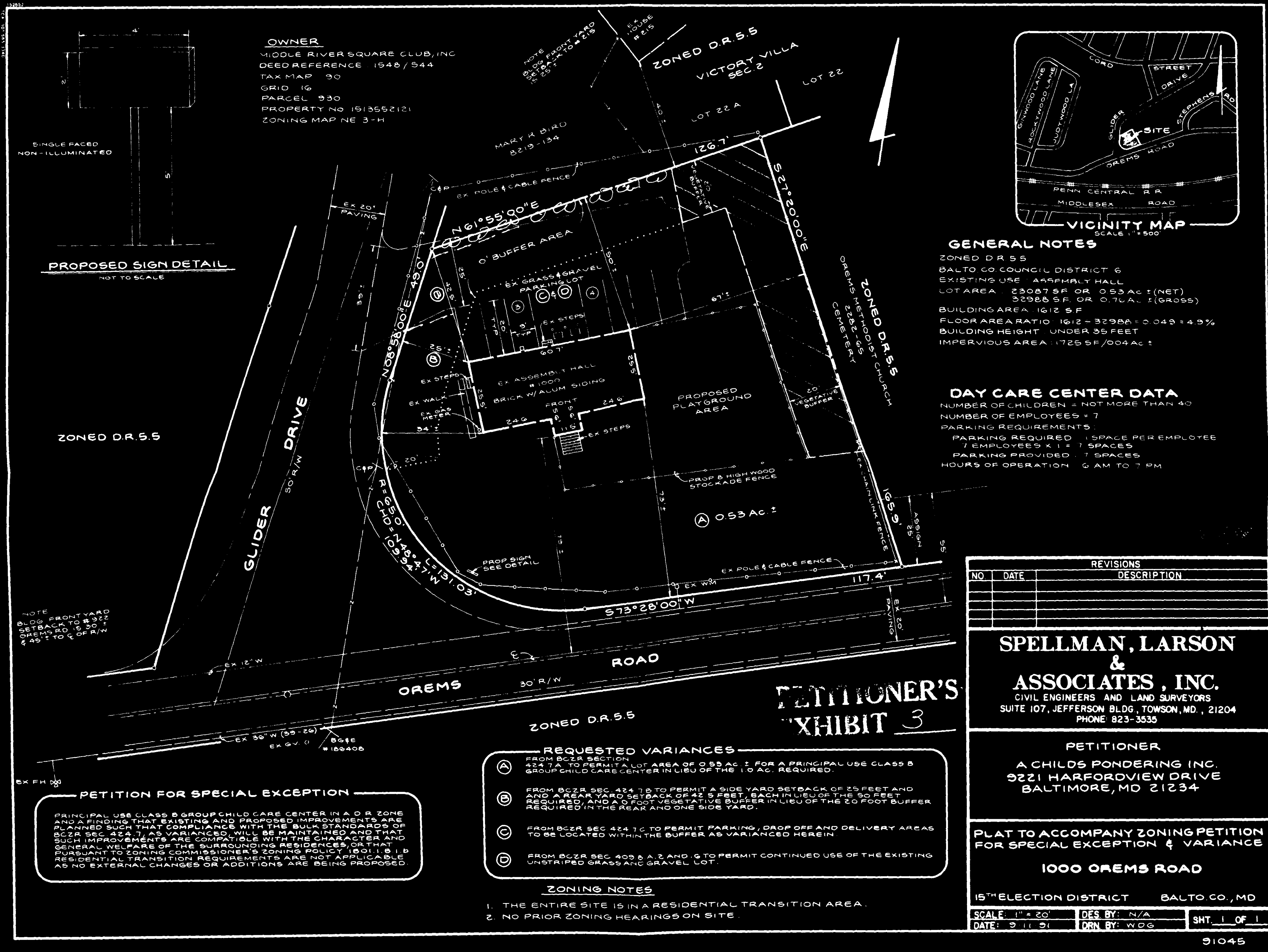


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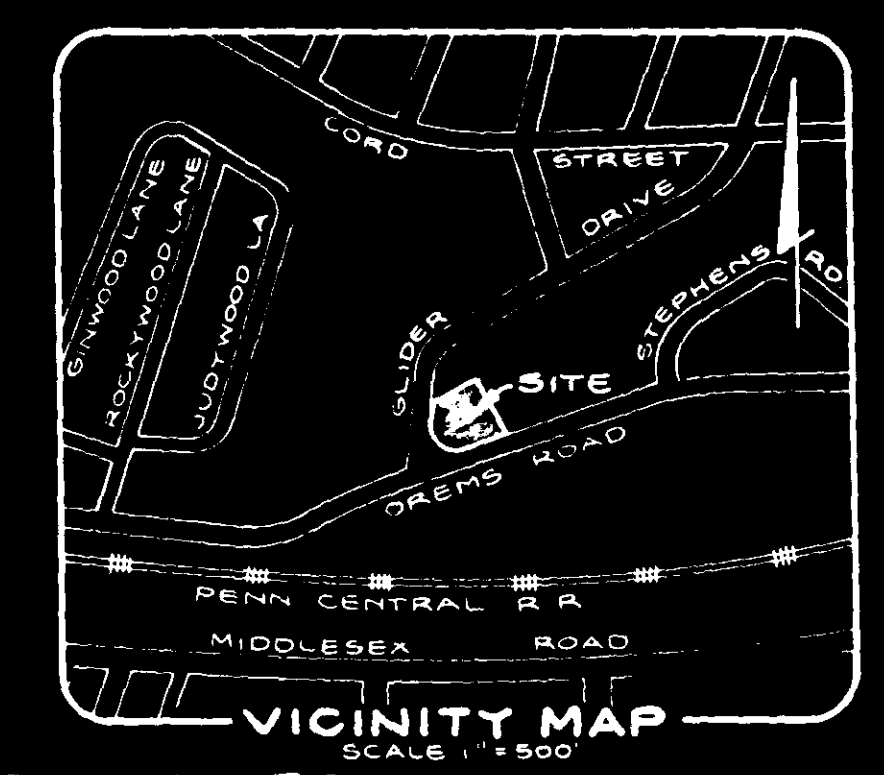




91045



OWNER
MIDDLE RIVER SQUARE CLUB, INC.
DEED REFERENCE 1548/544
TAX MAP 30
GRID 16
PARCEL 930
PROPERTY NO 1513552121
ZONING MAP NE 3-H



GENERAL NOTES
ZONED D.R.5.5
BALTO CO COUNCIL DISTRICT 6
EXISTING USE: ASSEMBLY HALL
LOT AREA: 23087 SF OR 0.53 AC (NET)
32988 SF OR 0.76 AC (GROSS)
BUILDING AREA: 1612 SF
FLOOR AREA RATIO: 1612 / 32988 = 0.049 = 4.9%
BUILDING HEIGHT: UNDER 35 FEET
IMPERVIOUS AREA: 1725 SF / 0.04 AC

DAY CARE CENTER DATA
NUMBER OF CHILDREN: NOT MORE THAN 40
NUMBER OF EMPLOYEES: 7
PARKING REQUIREMENTS:
PARKING REQUIRED: 1 SPACE PER EMPLOYEE
7 EMPLOYEES x 1 = 7 SPACES
PARKING PROVIDED: 7 SPACES
HOURS OF OPERATION: 6 AM TO 7 PM

PETITION FOR SPECIAL EXCEPTION
PRINCIPAL USE CLASS B GROUP CHILD CARE CENTER IN A D.R. ZONE AND A FINDING THAT EXISTING AND PROPOSED IMPROVEMENTS ARE PLANNED SUCH THAT COMPLIANCE WITH THE BULK STANDARDS OF BCZR SEC. 424.7, AS VARIANCED, WILL BE MAINTAINED AND THAT SUCH IMPROVEMENTS ARE COMPATIBLE WITH THE CHARACTER AND GENERAL WELFARE OF THE SURROUNDING RESIDENCES OR THAT PURSUANT TO ZONING COMMISSIONER'S ZONING POLICY 1601.1.6.1.B RESIDENTIAL TRANSITION REQUIREMENTS ARE NOT APPLICABLE AS NO EXTERNAL CHANGES OR ADDITIONS ARE BEING PROPOSED.

- REQUESTED VARIANCES**
- (A) FROM BCZR SECTION 424.7A TO PERMIT A LOT AREA OF 0.53 AC ± FOR A PRINCIPAL USE CLASS B GROUP CHILD CARE CENTER IN LIEU OF THE 1.0 AC. REQUIRED.
 - (B) FROM BCZR SEC. 424.1B TO PERMIT A SIDE YARD SETBACK OF 25 FEET AND A REAR YARD SETBACK OF 42.5 FEET, EACH IN LIEU OF THE 50 FEET REQUIRED, AND A 10 FOOT VEGETATIVE BUFFER IN LIEU OF THE 20 FOOT BUFFER REQUIRED IN THE REAR AND ONE SIDE YARD.
 - (C) FROM BCZR SEC. 424.7C TO PERMIT PARKING, DROP OFF AND DELIVERY AREAS TO BE LOCATED WITHIN THE BUFFER AS VARIANCED HEREIN.
 - (D) FROM BCZR SEC. 405.6 A.2 AND .6 TO PERMIT CONTINUED USE OF THE EXISTING UNSTRIPED GRASS AND GRAVEL LOT.

ZONING NOTES
1. THE ENTIRE SITE IS IN A RESIDENTIAL TRANSITION AREA.
2. NO PRIOR ZONING HEARINGS ON SITE.

REVISIONS	
NO.	DATE

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE 825-3535

PETITIONER
A CHILDS PONDERING INC.
9221 HARFORDVIEW DRIVE
BALTIMORE, MD 21234

PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION & VARIANCE

1000 OREMS ROAD
15TH ELECTION DISTRICT BALTO CO., MD
SCALE: 1" = 20' DES. BY: N/A SHT. 1 OF 1
DATE: 9/11/01 DRN. BY: WGG

This is a detailed black and white map of a residential area in Philadelphia, showing various streets, lots, and zoning designations. The map includes labels for streets such as Pennsylvania Avenue, Edgewater Avenue, and others. Zoning designations like D.R. 5.5, D.R. 10.5, D.R. 16, and BL are prominently displayed throughout the map. Specific landmarks like Kenwood Senior High School and Orem's Heights are also labeled. The map is oriented with North at the top.

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART HORN, INC. BALTIMORE, MD 21210